Davidson County DEEDWARR
Recvd: 02/09/05 10:42 2 pgs
Fees:13.00 Taxes:721.50

20050209-0015075

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

KIRK C. WAITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 24, 2009

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Tanya A. Albrecht
Affiant

Subscribed and sworn to before me,
This 28th day of Janury, 2005.

Kirk C. Waite
Notary Public

My Commission Expires: 1-24-09

Address New Owner Tanya Albrecht 641 Old Hickory Blvd #212 Brentwood, TN 37027	Send Tax Bills to: Countrywide Home Loans P.O. Box 10212 Van Nuys, CA 91410-0212	Map-Parcel 171-3-B-75

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Ashley Borders and husband R. Duncan Borders, Jr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tanya Jean Albrecht, hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. 27A on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 364, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Ashley Wilson, unmarried woman and R. Duncan Borders, Jr., an unmarried man by deed from Joyce Lynn Johnson, an unmarried woman of record in Instrument No. 20020104-0001555, Register's Office for Davidson County, Tennessee. Said Ashley Wilson and R. Duncan Borders, Jr. having since married.

This conveyance in made subject to:

1. County taxes for 2005 and subsequent years.
2. Subject to all matters set forth in Plat of record in Plat Book 9700, Page 364, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in Book 7798, Page 843; Book 10126, Page 435, amended in Book 10224, Page 683; Book 10294, Page 850; Book 10393, Page 11 and Instrument No. 20000718-0070558; By-Laws of record in Book 10126, Page 486 and Book 10275, Page 959; Charter of the Homeowners Association of record in Book 10126, Page 430, Register's Office for Davidson County, Tennessee.
4. Easements of record in Book 7358, Page 643; Book 9607, Page 431; Book 7993, Page 269; Book 7851, Page 712 and Book 10012, Page 756, Register's Office for Davidson County, Tennessee.

This is improved property known as: 641 Old Hickory Boulevard #212 Brentwood, TN 37027

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of January, 2005

Ashley Borders

Ashley Borders

R. Duncan Borders

R. Duncan Borders, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Before me, Kirk C. Waite, a Notary Public in and for the said County and State, personally appeared Ashley Borders and R. Duncan Borders, Jr., the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at Nashville, Tennessee this 28th day of January, 2005.

Kirk C. Waite

Notary Public

MY COMMISSION EXPIRES: _____

KIRK C. WAITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires
Jan. 24, 2009